



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 26, 2026
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.venetianparccdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING
February 26, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation - Rachel Hernandez, Effective 12/18/25 (Seat 2, Exp. 2026).....Page 2
- E. Consider Appointment to Vacant Seat (Seat 2)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. November 20, 2025 Regular Board Meeting.....Page 3
- K. Old Business
 - 1. Update Regarding Existing Driveway Extensions
 - 2. Update Regarding Tree Upkeep Mitigation Project – Phase III
- L. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget....Page 7
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 15
- M. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 2 & 5)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- N. Board Member & Staff Closing Comments
- O. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57921	IPL0279598	Legal Ad - IPL0279598		1.0	80.0L

ATTENTION: Venetian Parc Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Venetian Parc Community Development District** (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at **6:00 p.m.** on the following dates:

- October 23, 2025**
- November 20, 2025**
- February 26, 2026**
- April 23, 2026**
- June 25, 2026**
- July 23, 2026**
- September 24, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
www.venetianparccdd.org
PUBLISH: MIAMI HERALD
10/13/25
 IPL0279598
 Oct 13 2025

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 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/13/25 Print

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Sworn to and subscribed before
 me on



December 18, 2025

Board of Supervisors
Venetia Parc Community Development District
c/o Special District Services, Inc., District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

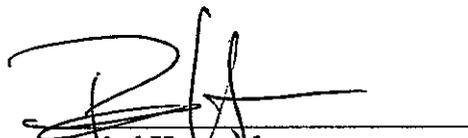
RE: Resignation – Venetian Parc Community Development District

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Supervisor on the Board of Supervisors of the **Venetian Parc Community Development District** effective December 18, 2025.

It has been a pleasure serving as a Board Member.

Sincerely,



Rachel Hernandez

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 20, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 20, 2025, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:02 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the November 20, 2025, Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairwoman Rachel Hernandez, and Supervisors Carlos Dominguez, and Ronald Fajardo constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel, Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 28, 2025, Special Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the August 28, 2025, Special Board Meeting and Public Hearing, and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Fajardo, seconded by Mr. Dominguez and passed unanimously approving the minutes of the August 28, 2025, Special Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Existing Driveway Extensions

Ms. Nguyen explained that prior to today’s meeting, Mr. Collings-Bonfill, Ms. Fernandez-Perez, and she had a conference call to discuss the Encroachment Agreement and the revisions requested by Mr. Collings-Bonfill during the last District meeting. She further explained that during the conference call, it was determined that the cooperation of the Venetian Parc Homeowners Association would be

necessary in order for the proposed allowance permitting homeowners to extend their driveways onto District owned land to be successfully implemented.

Ms. Nguyen presented the latest version of the Encroachment Agreement which incorporates the changes requested by Mr. Collings-Bonfill at the last meeting.

It was discussed that the District should not be responsible for any of the costs associated with entering into an Easement Agreement with the individual homeowners, including but not limited to permitting fees, preparation of the Easement Agreement, recording of the Easement Agreement, or any costs associated with the inspection for proper construction to be determined by the District Engineer. The Board consensus was to present the Easement Agreement to the HOA Board of Directors for their review and discussion along with a possible fee schedule. Ms. Nguyen acknowledged the Board's request.

The timeline of implementation was discussed. The Board agreed that the following events should take place:

- December 2025: Easement Agreement and fee schedule to be presented to the HOA Board of Directors for discussion and review. Set a date for simultaneous meetings of the HOA and District to be scheduled for January in order to have an open conversation about the process.
- January 2026: Simultaneous meetings of the HOA and District to be held. The District Engineer should be in attendance to answer any questions from both the HOA Board of Directors and/or District Board. Letters to all of homeowners with an existing encroaching driveway should be mailed by the District inviting them to attend the District's February 26, 2026, Regular Board Meeting.
- February 26, 2026: District Regular Board Meeting to be held to discuss the Easement Agreement process with homeowners. The District Engineer should be in attendance to answer any questions from the homeowners and/or District Board.

The Board consensus was to request the District Engineer's assistance in preparing a schedule for the homeowners with existing driveway extensions to become compliant so that not all homeowners are submitting after the fact permits to Miami-Dade County for the driveway extensions already installed. Additionally, this will also reduce the number of homeowners making any modifications requested by the District Engineer at one time.

A **motion** was made by Mr. Fajardo, seconded by Mr. Delgado and unanimously passed authorizing the District Manager to send mailings to the homeowners who currently have driveway extensions, inviting them to attend the February 26, 2026, Regular Board Meeting.

2. Update Regarding Tree Upkeep Mitigation Project – Phase III

Ms. Nguyen stated that she was awaiting the notice schedule from the District Engineer. Mr. Fajardo noted that it may be possible that some of the homeowners who will receive a letter for the driveway extensions will also receive a letter for tree removals.

More information on this item will be provided at a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$200,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Fajardo, seconded by Mr. Dominguez and unanimously passed to adopt Resolution No. 2025-07, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District’s achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals had been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Hernandez, seconded by Mr. Fajardo and unanimously passed accepting Resolution No. 2025-08, as presented, further adopting the Venetian Parc Community Development District’s Goals and Objectives Annual Report.

A discussion regarding the goals and objectives for fiscal year 2025/2026 took place, after which:

A **motion** was made by Ms. Hernandez, seconded by Mr. Fajardo and unanimously passed adopting the same goals and objectives for fiscal year 2025/2026.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Boards Members were reminded of the importance of completing their individual annual required ethics training by December 31, 2025.

There were no further comments from Board Members or District Staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fajardo, seconded by Mr. Dominguez and unanimously passed adjourning the Regular Board Meeting at approximately 7:26 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Venetian Parc Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for June 25, 2026 at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 S.W. 175th Street, Miami, Florida 33187, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 26th day of February, 2026.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Venetian Parc
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- V ASSESSMENT COMPARISON

PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,592
Maintenance Assessments	163,574
Debt Assessments (Area One)	456,550
Debt Assessments (Area Two)	316,808
Other Revenue	0
Interest Income	1,320
TOTAL REVENUES	\$1,016,844
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	32,148
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,700
Insurance	10,000
Legal Advertisements	4,000
Miscellaneous	1,200
Postage	325
Office Supplies	525
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Areas One & Two	1,300
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	350
Continuing Disclosure Fee - Area Two	350
Administrative Contingency	790
TOTAL ADMINISTRATIVE EXPENDITURES	\$90,346
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	40,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	8,200
Street/Roadway Maintenance	4,500
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	19,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
General Maintenance	3,250
Maintenance Contingency	23,150
Storm Drainage/Class V Permit	3,500
Storm Preparedness	4,520
TOTAL MAINTENANCE EXPENDITURES	\$153,760
TOTAL EXPENDITURES	\$244,106
REVENUES LESS EXPENDITURES	\$772,738
Bond Payments - Area One	(429,157)
Bond Payments - Area Two	(297,800)
BALANCE	\$45,781
County Appraiser & Tax Collector Fee	(20,310)
Discounts For Early Payments	(40,621)
EXCESS/ (SHORTFALL)	(\$15,150)
Carryover From Prior Year	15,150
NET EXCESS/ (SHORTFALL)	\$0

DETAILED PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,727	78,644	78,592	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	159,568	163,575	163,574	Expenditures/.94
Debt Assessments (Area One)	457,359	458,173	456,550	Bond Payments/.94
Debt Assessments (Area Two)	454,590	319,166	316,808	Bond Payments/.94
Other Revenue	5,962	0	0	
Interest Income	12,859	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$1,175,065	\$1,020,758	\$1,016,844	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	260	383	383	Supervisor Fees * 7.65%
Management	30,432	31,308	32,148	CPI Adjustment
Legal	11,428	11,000	11,000	No Change From 2025/2026 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	9,393	10,000	10,000	Fiscal Year 2025/2026 Expenditure Was \$9,360
Legal Advertisements	3,876	4,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,777	1,100	1,200	\$100 Increase From 2025/2026 Budget
Postage	302	350	325	\$25 Decrease From 2025/2026 Budget
Office Supplies	426	550	525	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2025/2026 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2025/2026 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$85,969	\$89,356	\$90,346	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	30,066	40,000	40,000	No Change From 2025/2026 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2025/2026 Budget
Community Entrance Signage Maintenance	10,148	7,200	8,200	\$1,000 Increase From 2025/2026 Budget
Street/Roadway Maintenance	520	5,000	4,500	\$500 Decrease From 2025/2026 Budget
Electric Power Service/Misc	3,618	3,200	3,200	No Change From 2025/2026 Budget
Engineering/Annual Report/Inspections	2,211	3,500	3,500	No Change From 2025/2026 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	23,256	18,000	19,000	\$1,000 Increase From 2025/2026 Budget
HOA Contribution (Palm Tree Fertilization)	5,848	5,850	5,850	No Change From 2025/2026 Budget
Tree Upkeep	28,473	33,770	33,770	No Change From 2025/2026 Budget
General Maintenance	0	3,750	3,250	\$500 Decrease From 2025/2026 Budget
Maintenance Contingency	8,887	23,650	23,150	\$500 Decrease From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Storm Preparedness	0	5,020	4,520	\$500 Decrease From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$114,347	\$153,760	\$153,760	
TOTAL EXPENDITURES	\$200,316	\$243,116	\$244,106	
REVENUES LESS EXPENDITURES	\$974,749	\$777,642	\$772,738	
Bond Payments - Area One	(435,853)	(430,682)	(429,157)	2027 P & I Payments Less Earned Interest
Bond Payments - Area Two	(433,213)	(300,017)	(297,800)	2027 P & I Payments Less Earned Interest
BALANCE	\$105,683	\$46,943	\$45,781	
County Appraiser & Tax Collector Fee	(11,116)	(20,391)	(20,310)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(43,149)	(40,783)	(40,621)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$51,418	(\$14,231)	(\$15,150)	
Carryover From Prior Year	0	14,231	15,150	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$51,418	\$0	\$0	

DETAILED PROPOSED DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	31,551	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	435,853	430,682	429,157	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$467,404	\$431,682	\$430,657	
EXPENDITURES				
Principal Payments	120,000	135,000	145,000	Principal Payment Due In 2027
Interest Payments	295,025	283,625	275,525	Interest Payments Due In 2027
Bond Redemption	0	13,057	10,132	Estimated Excess Debt Collections
Total Expenditures	\$415,025	\$431,682	\$430,657	
Excess/ (Shortfall)	\$52,379	\$0	\$0	

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		

Par Amount As Of 1/1/26 = \$4,385,000

DETAILED PROPOSED DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,500	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	433,214	300,017	297,800	Maximum Debt Service Collection
Prepaid Bond Collection	26,993	0	0	
Total Revenues	\$467,707	\$301,017	\$299,300	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	112,726	180,000	172,625	Interest Payments Due In 2027
Bond Redemption	0	1,017	1,675	Estimated Excess Debt Collections
Total Expenditures	\$227,726	\$301,017	\$299,300	
Excess/ (Shortfall)	\$239,981	\$0	\$0	

Note: Series 2013 Area Two Bond Was Refinanced In September 2024.

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	\$3,660,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.00%	November 1st	May 1st & November 1st
Issue Date =	September 2024	Annual Interest Payments Due:	
Maturity Date =	May 2044	May 1st & November 1st	

Par Amount As Of 1/1/26 = \$3,660,000

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area One Townhomes	\$1,675.52	\$1,675.52	\$1,675.49	\$1,675.41
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area One Single Family Units	\$2,023.40	\$2,023.40	\$2,023.37	\$2,023.29
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$794.99</u>	<u>\$794.99</u>
Total For Area Two Townhomes	\$1,675.52	\$1,675.52	\$1,196.02	\$1,195.94
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,179.13</u>	<u>\$1,179.13</u>
Total For Area Two Single Family Units	\$2,023.40	\$2,023.40	\$1,580.16	\$1,580.08

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Area One Townhomes	96
<u>Area One Single Family Units</u>	<u>207</u>
Total Area One Units	303

Area Two Townhomes	90
<u>Area Two Single Family Units</u>	<u>211</u>
Total Area Two Units	301

Total Area One Units	303
<u>Total Area Two Units</u>	<u>301</u>
Total Units	604

Area Two Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>3</u>
Billed For Debt	208

Area One Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>1</u>
Billed For Debt	210

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February 2, 2026

VIA E-MAIL ONLY—nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Venetian Parc Community Development District
Our File: 910.07400**

Dear Nancy:

This firm's current fee structure has been in place since 2008. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

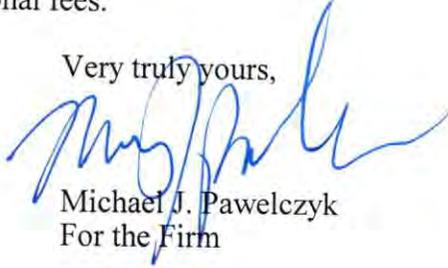
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)